

DECISION ON VARIANCE

318 McDade Street: Dimensional Variance (PIN 9788-18-6003, Project #BOA-24-5)

On December 5, 2024, the Board of Adjustment held a quasi-judicial hearing on the application of T.C. Morphis (on behalf of John and Carolyn McAllister, the property owners of 318 McDade Street) for a dimensional variance from the maximum floor area and Floor Area Ratio limits to allow for the construction of a 2,228 square foot single-family home with accessory apartment.

Based on the evidence submitted at the hearing, the Board of Adjustment makes the following Findings of Fact, Conclusions, and Decision:

Findings of Fact

1. The property that is the subject of the application, located at 318 McDade Street, Chapel Hill, North Carolina, PIN No. 9788-18-6003, is 0.18 acres and is in a Residential-3 (R-3) zoning district and the Northside Neighborhood Conservation District.
2. The lot contains a vacant single-family home.
3. Without a variance, the maximum allowable floor area on the subject property is 1,568 square feet.
4. LUMO Appendix B allows a maximum size for a Single-Family Dwelling of 2,250 square feet.
5. John McAllister and his son, who resides with the McAllisters, have disabilities.

Conclusions

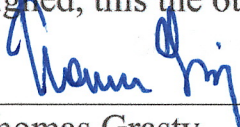
1. A hardship would result from a strict application of the LUMO.
2. A variance is necessary and appropriate to make reasonable accommodations for people with disabilities.

3. The hardship did not result from actions taken by the applicant.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance.

Decision

Based on the foregoing findings of fact and conclusions, the Board of Adjustment grants the requested variances to John and Carolyn McAllister for 318 McDade Street, which allows for construction of a 2,228 square foot single-family home with attached accessory apartment – representing a floor area ratio of .3 – in a manner consistent with the application materials submitted to the Board of Adjustment.

Signed, this the 6th day of February 2025.



Thomas Grasty
Chair, Town of Chapel Hill Board of Adjustment